

**WICHITA-SEDGWICK COUNTY**  
**METROPOLITAN AREA PLANNING COMMISSION AGENDA**  
**NOVEMBER 3, 2005**

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, NOVEMBER 3, 2005**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.** **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of October 20, 2005 meeting minutes.

❖ **SUBDIVISION ITEMS**

**Items 2-1 to Items 2-3 may be taken in one motion unless there are questions or comments.**

2. Consideration of Subdivision Committee recommendations from the meeting of October 27, 2005. Don Anderson, Darrell Downing, Bob Aldrich, Mitch Mitchell, Bill Johnson, and Hoyt Hillman present. Copies of their recommendations have been furnished to the Planning Commission.  
Agenda Item 2-1 (SUB2005-98) Approved, vote (6-0); Agenda Item 2-2 (SUB2005-117) Approved, vote (6-0);  
Agenda Item 2-3 (SUB2005-120) Approved, vote (6-0); Agenda Item 3-1 (VAC2005-36) Approved, vote (6-0);  
Agenda Item 3-2 (VAC2005-37) Approved, vote (6-0);

- 2-1. **SUB 2005-98: Final Plat -- CLIFTON HEIGHTS ADDITION**, located east of Hillside and on the north side of 55th Street South.

*Engineer: Baughman Company, P.A.*

*Acreage: 78.3*

*Total Lots: 178*

- 2-2. **SUB 2005-117: One-Step Final Plat -- RATZLAFF ADDITION**, located north of 21<sup>st</sup> Street North and east of Tyler Road.

*Engineer: PEC, P.A.*

*Acreage: 0.08*

*Total Lots: 1*

- 2-3. **SUB 2005-120: One-Step Final Plat -- QUIRING ADDITION**, located on the north side of 93<sup>rd</sup> Street North and east of 103<sup>rd</sup> Street West.

*Engineer: Benchmark Land Survey, P.A.*

*Acreage: 5*

*Total Lots: 2*

❖ **PUBLIC HEARINGS – VACATION ITEM**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

**Item 3-1 and 3-2 may be taken in one motion, unless there are questions or comments.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

- 3-1. **VAC 2005-36: Request to Vacate a Platted Easement**, generally located east of Rock Road, south of Pawnee Boulevard and on the north side of Oak Knoll Street.

- 3-2. **VAC 2005-37: Request to Vacate a Portion of a Platted Alley**, generally located on the east side of Broadway Avenue, midway between Central Avenue & Elm Street

❖ **PUBLIC HEARINGS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

4. Case No.: CON2005-46  
Request: Conditional Use to permit a neighborhood swimming pool and playground on property zoned "SF-5" Single-family Residential  
General Location: West of the Hazelwood and Brookview Circle intersection  
District Advisory Board: V will consider November 7, 2005  
Presenting Planner: Jess McNeely
5. Case No.: CUP2005-49 DP288 and ZON2005-46  
Request: The creation of Meridian Valley Community Unit Plan; and Zone change from "SF-20" Single-family Residential to "LC" Limited Commercial  
General Location: On the northwest corner of Meridian Avenue and 53rd Street  
North  
District Advisory Board: VI considered October 19, 2005  
Presenting Planner: Donna Goltry
6. Case No.: CON2005-45  
Request: Sedgwick County Conditional Use for a 150' monopole wireless communication tower on property zoned "RR" Rural Residential  
General Location: 1/4 mile east of Rock Road and 300 feet south of 87th Street South  
Member City: Derby Planning Commission considered October 20, 2005  
Presenting Planner: Jess McNeely
7. Case No.: PUD2005-05 #21  
Request: The creation of the Kirk Planned Unit Development  
General Location: Approximately 1/3 mile south of 21st Street North and west of Maize Road  
District Advisory Board: V will consider November 7, 2005  
Presenting Planner: Bill Longnecker
8. Presentation regarding the proposed sites for the Sedgwick County Arena by Stephanie Knebel - DIO Facility Project Services, and Ron Holt - Assistant County Manager.
9. Review and approve the MAPC 2006 meeting Calendar.
10. Other matters/adjournment.

**John L. Schlegel, Secretary**

**Wichita-Sedgwick County Metropolitan Area Planning Commission**